

Community Input Meeting Minutes
Royal Farms Store
2603 Philadelphia Road, Edgewood, Harford County MD
September 15, 2008

A Community Input Meeting for the proposed redevelopment of the Royal Farms Store at the northeast corner of Philadelphia Road and Emmorton Road was conducted at the Edgewood Library. Eric McWilliams, a landscape architect with Bohler Engineering, initiated the meeting at 6:00 p.m.

The present Royal Farms was built in 1996. The site plan was approved with an auto parts store to be built in the rear of the site. It was not built. The stormwater management facility was built as shown on that plan. The proposal is to double the gas facility to have ten pump islands. The existing store would be demolished and a 5,000 square foot store would be built in the same location. The type-K store would provide indoor seating for the deli, a larger cashier area and a larger food selection. There would be entrances on the front and rear of the store. A single-bay automatic carwash is proposed as well.

A three-story, 93-room hotel is proposed on the rear of the site. The stormwater management facility and the 35-foot forest buffer area would remain. The majority of the forest would be undisturbed and will be replanted.

Mr. McWilliams opened the meeting for questions and comments.

- Was a traffic study completed? How many cars will this produce?
- There is too much traffic now. We have had accidents getting out of our driveway.
- Clearview Road is not accessible.
- We cannot make left turns into or out of our driveways.
- The entrance/exit is too close to the traffic light. Traffic backs up on Philadelphia Road past the exit. School buses add to the traffic during those times of day.

Mr. McWilliams responded that a traffic study was completed but needs to be updated. The study will be submitted to Harford County as part of the Development Advisory Committee (DAC) submittal.

- Can an access be added to Route 24?

Route 24 was designed as a limited access road. The State Highway Administration (SHA) will not allow driveways onto the road. An access has been verbally denied, but we can continue to negotiate with SHA.

- I have seen traffic studies being conducted on Route 7.
- Will the 93-room hotel use the same access points as the Royal Farms? I have seen as many as ten cars backed up within the Royal Farms site trying to get out.

- The timing of the hotel traffic will be during peak morning rush, adding to the backup on site and the traffic problems at the intersection. The hotel will be a disaster.
- Emergency response to the hotel will be delayed because of the limited access.
- Trash removal, fuel trucks and other deliveries to both businesses will cause additional traffic.

Deliveries will be made during off-peak hours.

- What is the specific lot size of the hotel? How much parking is proposed? Is this a general hotel proposal or is there a specific interest?

The lot for the hotel will be 2.5 acres. There will be 97 parking spaces. There is specific interest in this hotel. The buyers believe that this is a good location.

- More hotels are not needed here. Hotels do not belong on Route 24. They need to be on I-95 and Route 40.
- There is a lot of crime at the existing hotels. Muggings and drug-related crime could result.
- Is there a need for another hotel?

Market studies show that the existing hotels in the area are at or near their capacity. When a hotel chain needs modernization, they will often build a new facility and move. The existing facility may not be able to be upgraded to their new specifications. The older building is sold to a different user or is torn down for redevelopment by others.

- The driveway to the hotel is 30 feet wide. How will trucks go in and out of the site? Where will trucks park?

There are 42 parking spaces for the Royal Farms, not including the gas service spaces.

- Is the Royal Farms a franchise store? Will their setbacks change? Will additional gasoline tanks be added?

Royal Farms is a privately held company. There are no franchises. The canopy will expand within the site. It will not be closer to the property line than the current setback of 38.9 feet. When the Royal Farms was originally built, they planned for expansion. There are already 30,000 gallon tanks. No additional gas tanks are required.

- What is the timing of the development?

Royal Farms would like to begin construction at the end of 2009 and to reopen in the summer of 2010. I am not sure of the timing of the hotel, but I expect it will be similar.

- Will there be a limit to the number of trees removed from the site?

The original development plan calculated the number of trees to be removed and the amount to remain. The number of trees is based on what existed in 1996 when the site was originally developed. Some trees have grown up since that time and some trees may need to be replanted.

- Will this development cause additional runoff?

The stormwater management facility was designed for development in the rear of the site. Presently, water is directed from Route 7 and goes through open swales and through drains and pipes. After development, curbs will contain the water within the site and direct it to the basin.

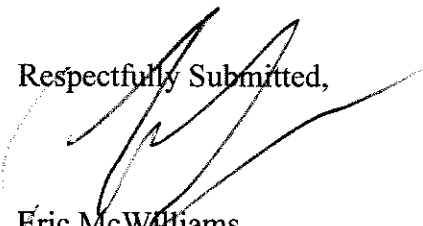
Mr. Lawrence Meckel, a nearby resident, read a prepared statement. A copy of that statement is a part of these minutes.

- Why were so few people notified of this meeting?

The community input meeting process has only been in effect for one year. Notifications were sent based on Harford County regulations. Letters were sent to adjoining property owners. Signs have been posted on the property; notices were published in the Aegis and the meeting was advertised on the Harford County website. The Harford County website is www.harfordcountymd.gov. On the page for Planning and Zoning, there are links to the community input meetings and DAC meetings.

After the community input meeting, the project will be submitted to Harford County for review and approval under the DAC process. The proposal receives technical review comments from county and state agencies and a public meeting is scheduled. The same notification process as the community input meeting will take place. If the plan meets all agency comments, it will be approved. The SHA will provide specific comments at this time.

Respectfully Submitted,



Eric McWilliams
Project Engineer
Bohler Engineering